

DESCRIPTION OF A PART OF THE LOIS S. DUFFEY LANDS,
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the east side of a 35' right-of-way described in the deed from Max C. Sherman, Jr., et. ux. to Harry J. Duffey and Lois S. Duffey, dated December 31, 1965, and recorded in the Land Records of Queen Annes County, Liber CWC 19, folio 386, said point being the southwest corner of the herein described lands and the northwest corner of the lands of _____, formerly a part of the Duffey lands; and running, thence, by and with the east side of said right-of-way N 0 21 E - 51.46' to an iron pipe and a new division line between the herein described lands and other lands of Duffey; thence, by and with said new division line S 81 11 50 E - 203.36' to an iron pipe, N 41 48 40 E - 209.01' to an iron pipe, N 0 44 20 W - 238.01' to a concrete monument, and N 82 58 E - 504.25' to the lands of Merrimar Corporation; thence, by and with said lands and with the lands of Clark O. Nicholson S 42 57 W - 759.66' to the aforementioned _____ lands; thence, by and with said lands N 75 57 W - 314.79' to a concrete monument and N 75 57 W - 15.44' to the place of beginning. Containing in all 3.515 acres of land, more or less.

Together with a 50' right-of-way over other lands of Lois S. Duffey from the above described lands to Md. Rte. 304, more particularly described as follows: Beginning for the same at the beginning point of the above description and running, thence, S 0 21 W - 363.16' and S 08 38 W - 76.83' to the northwest side of a 30' right-of-way leading to the lands of M. H. Moore and others; thence, by and with the northwest side of said right-of-way S 42 57 W - 479.29' to the northeast side of Md. Rte. 304; thence, by and with the northeast side of said road N 74 22 W - 56.28'; thence, N 42 57 E - 489.68' to the west side of a 15' right-of-way leading to the lands of Max C. Sherman, Jr. and others; thence, by and with the west side of said right-of-way N 08 38 E - 57.77' and N 0 21 E - 411.00'; thence, crossing said right-of-way and the aforementioned 35' right-of-way S 89 39 E - 50.00' to the end of the first line of the above description; thence, by and with said first line reversed S 0 21 W - 51.46' to the place of beginning.

December 22, 1972.

William R. Nuttle.

DESCRIPTIONS OF TWO PARCELS OF THE LOIS S. DUFFEY LANDS, THIRD DISTRICT,
QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at an iron pipe on the east side of a 50' right-of-way running in a south and southwesterly direction to Md. Rte. 304, said point being the westernmost corner of the herein described lands and a corner for the lands of Reed Shoemaker; and running, thence, by and with a new division line between the herein described lands and other lands of Lois S. Duffey S 86 47 20 E - 214.59' to an iron pipe and N 42 41 10 E - 185.94' to an iron pipe and the lands of Shoemaker; thence, by and with said Shoemaker lands S 41 48 40 W - 209.01' to an iron pipe and N 81 11 50 W - 203.36' to the place of beginning. Containing in all 0.056 acres of land, more or less.

PARCEL 2

Beginning for the same at an iron pipe at the northwest corner of the lands of Reed Shoemaker, said point being N 0 44 20 W - 238.01' from the end of the 2nd line (N 42 41 10 E - 185.94') of the description of Parcel 1; and running, thence, by and with a new division line between the herein described lands and other lands of Duffey N 0 44 20 W - 10.06' to an iron pipe, N 82 58 E 188.62', and N 82 58 E - 326.44' to the lands now or formerly of Merrimar Corp.; thence, by and with said lands S 42 57 W - 15.55' to the northeast corner of the Shoemaker lands; thence, by and with said Shoemaker lands S 82 58 W - 504.25' to the place of beginning. Containing in all 0.177 acres of land, more or less.

August 12, 1985.

William R. Nuttle.

DESCRIPTION OF THE LANDS TO BE CONVEYED FROM LOIS S. DUFFEY TO REED
SHOEMAKER, THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the east side of a 50' wide private road or right-of-way leading from Md. Rte. 304 to Fort Point, said point being the southwest corner of the herein described lands and a corner for the lands of Reed Shoemaker; and running, thence, by and with the east side of said road N 00 21 E - 331.38' to an iron pipe and a new division line between the herein described lands and other lands of Duffey; thence, by and with said new division line N 82 58 E - 337.64' to an iron pipe and the aforementioned Shoemaker lands; thence, by and with said Shoemaker lands S 00 44 20 E - 248.07' to an iron pipe, S 42 41 10 W - 185.94' to an iron pipe, and N 86 47 20 W - 214.59' to the place of beginning. Containing in all 2.601 acres of land, more or less.

October 27, 1986.

William R. Nuttle.

DESCRIPTION OF THE LANDS OF LOIS S. DUFFEY TO BE CONVEYED TO GEORGE A. MAXWELL, THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the east side of a 50' wide private road or right-of-way leading from Md. Rte. 304 to Fort Point, said point being the intersection of the east side of said road and the south side of the lands of Elrich Faber; and running, thence, by and with said Faber lands the four following courses and distances: (1) S 72 52 E - 17.52' to a concrete monument, (2) S 72 52 E - 153.00' to a concrete monument, (3) S 66 47 E - 322.97' to a marble monument, and (4) S 73 38 E - 677.59' to a point in Earle Creek; thence, S 42 57 W - 286.30' to the northeast corner of the lands of Reed Shoemaker; thence, by and with said Shoemaker lands S 82 58 W - 326.44' to an iron pipe, S 82 58 W - 188.62' to an iron pipe at the northeast corner of the lands of Lois S. Duffey to be conveyed to Reed Shoemaker; thence, by and with said lands S 82 58 W - 337.64' to an iron pipe on the east side of the road to Fort Point; thence, by and with the east side of said road N 00 21 E - 402.71' and N 14 15 W - 288.69' to the place of beginning. Containing in all 9.620 acres of land, more or less.

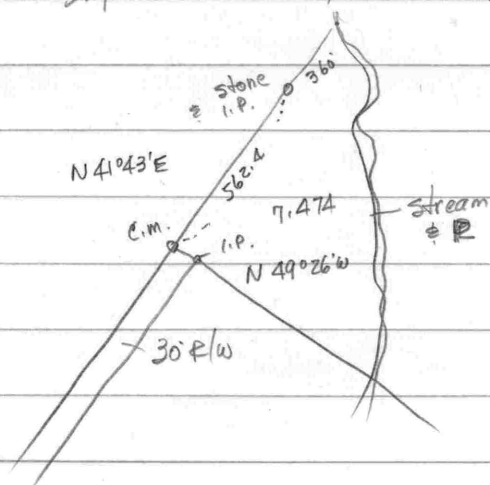
Together with a right-of-way over the Fort Point Road to Md. Rte. 304.

October 27, 1986.

William R. Nuttle.

Note: This description does not represent a survey by me. It is based upon an unrecorded plat by Shew & Bartlett and a survey by me of the Shoemaker property.

Plot by S&B TSP 61/82 - Hill to Mayes



Duffy - cont.

Parcel 2 - Survey by S&B March 1955 - "Chapman's Hollow"

cwc 19/386

S&E - ① cwc 63/166 - 1.43

② cwc 70/181 - 3.515 - my survey

Begin C.M. at S cor. on W line Margaret Moore at edge
15' R/W

W/E side R/W N 08° 38' E - 125.58

N 00° 21' E - 1141.7

N 14° 15' W - 305.56 to C.M. and Oliver Jones

W/S and other lands of Sherman:

S 72° 52' E - 58.52 to C.M.

S 72° 52' E - 153.0 " "

S 66° 47' E - 265.34 " "

S 66° 47' E - 57.63 to marble mon #22

W/S other lands of Sherman across marsh S 73° 38' E - 677.59 to
Merriman Corp.

W/S and Clark Nicholson S 42° 57' W - 708.96 to I.P. & stone
on line of Nicholson

S 42° 57' W - 352.7 to C.M.

S 42° 57' W - 209.17 " " & Moore

W/S & Madeline Day S 42° 57' W - 242.73 to C.M.

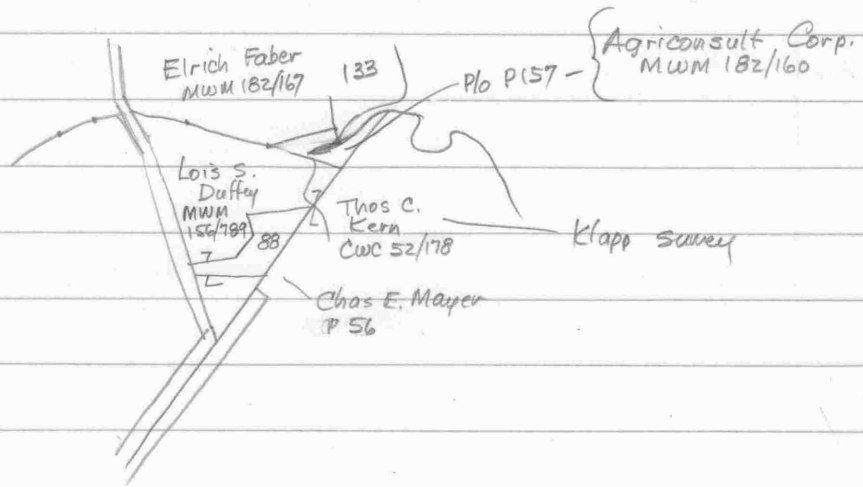
S 42° 57' W - 100.59 to C.M. & Legui

16.686 ft.

Subject to 35' R/W

(prev)

MAP 35



88 Reed Shoemaker cwc 110/423

56 Chas. E. Mayer cwc 32/3

133 Donald W. Smith cwc 33/592

Duffey - MWM 156/789

Parcel

Begin iron rod at SW cor. Section & SE cor. Means
w/ Means N 21° 30' E - 1116 ± to I.P. on bank

N 21° 30' E to river

w/ NE, E, SE div. to pt. opp. stone at cor. Willis

w/ 533° W - 102 to stone in edge field

52° W - 855 to marble stone "WDW 7946" at edge rd.

w/ rd N 69° 30' W - 1426.2 to begin

43.8 Ac.

S&E 20 acres conveyed by location conveyed to Harry J. Duffey III

Probably does not apply

Duffey - 35' R/W

Begin C.M. on W line of Moore at E edge 15' R/W

w/ E edge R/W $N08^{\circ}38'E - 125.58$

$N00^{\circ}21'E - 1141.7$

$N14^{\circ}15'W - 305.56$ to C.M. \pm Jones

w/s $S72^{\circ}52'E - 42.06$

$S14^{\circ}15'E - 288.00 \pm$

$S00^{\circ}21'W - 1149' \pm$

$S08^{\circ}38'W - 81' \pm$ to Moore

w/s $S42^{\circ}57'W - 60' \pm$ to begin

CWC 63/166 - Duffey to Char. E. Mayes

Begin C.M. at NE cor herein

$S42^{\circ}57'W - 451.9$ to C.M. on E side 50' R/W

w/s $N00^{\circ}21'E - 407.19$ to C.M.

$S75^{\circ}57'E - 314.79$ to begin

1.43 Ac.

Mayes CWC 32/3

Begin C.M. on E line of Sherman at NW cor. 30' R/W

w/ E line Sherman $N41^{\circ}43'E - 562.4$ to stone \pm l.p. on high ground.

$N41^{\circ}43'E - 360.0$ to pt. in E branch

w/ E branch $S03^{\circ}06'W - 255.2$

$S30^{\circ}26'W - 95.5$

$S07^{\circ}36'E - 477.6$

w/ E branch \pm McVernier, Inc. \pm Peppin

$S25^{\circ}56'W - 317.4$ to pt $S49^{\circ}26'E - 6.3$ from l.p. at

see plat

NE cor. Simpson - - - - -

Harry Duffey - CWC 19/386

Begin at c.m. at south cor. on W line of Margaret
H. Moore and E edge of 15' R/W over lands of
Mabel A. Emory leading to Fort Point Farm
with E side R/W $N08^{\circ}38'E - 125.58$

$N 0^{\circ} 21' E - 1141.7$

N 14° 15' W - 305.56 to C.M. and Fort Point Farm
with same S 72° 52' E - 58.52 to C.M.

" 153.0 " "

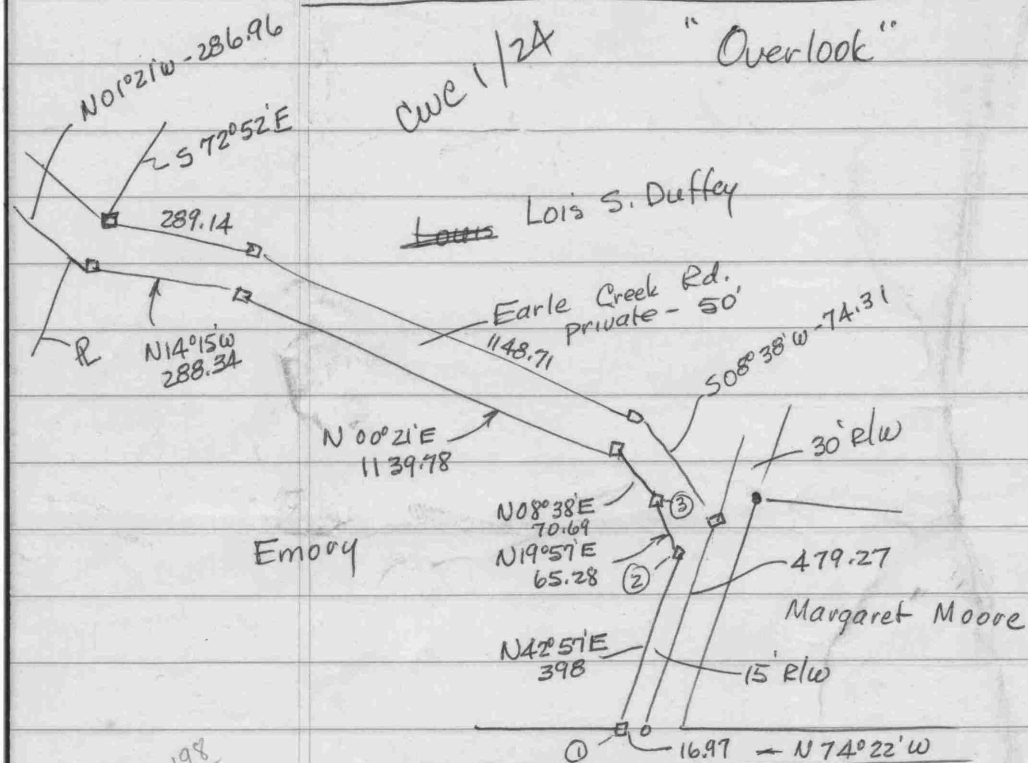
S 66° 47' E - 265.34 " "

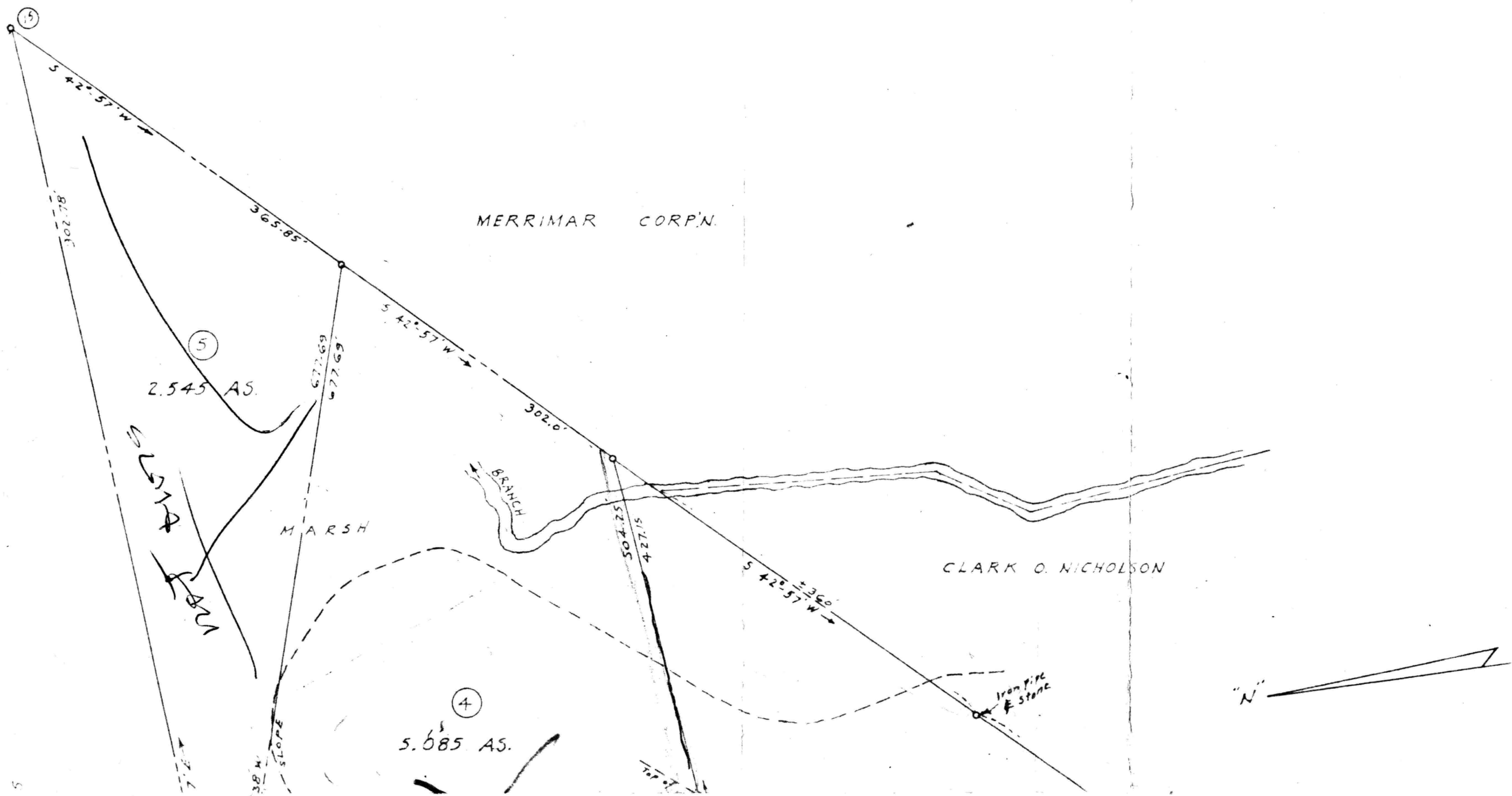
C. M.

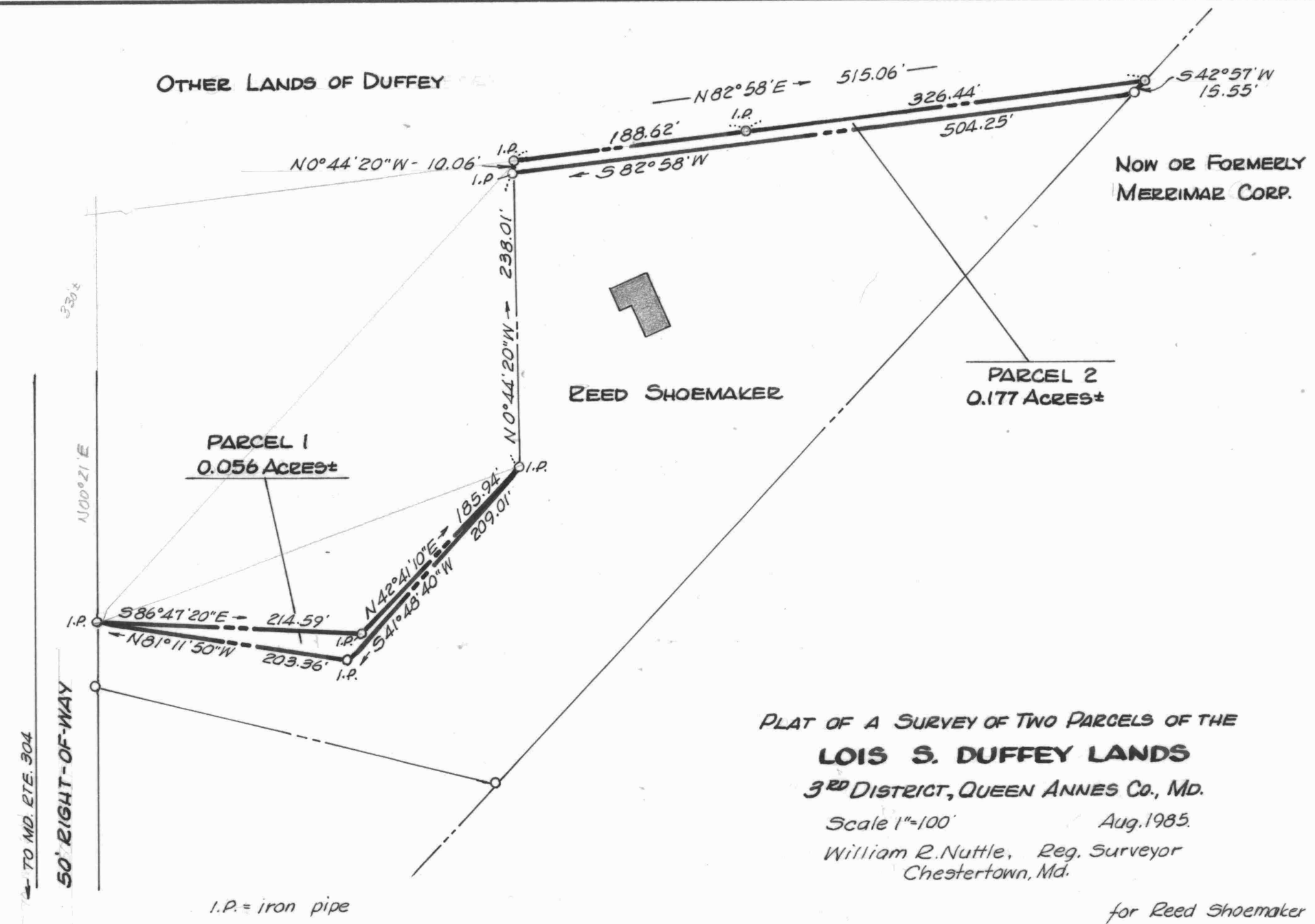
542°57'W - 100.59 to begin

Reserving 35' strip adjacent to 15' R/W on E side
Begin

See S&B plat of "Chezani's Hollow" March 24, 1965


$$\begin{array}{r} 1 - \frac{0}{0} \\ 2 - \frac{291.32}{271.18} \\ 3 - \frac{352.68}{293.45} \end{array}$$
$$\begin{array}{r} 198 \\ - 145 \\ \hline 343 \\ - 17 \\ \hline 326 \\ - 288 \\ \hline 38 \end{array}$$





PLAT OF A SURVEY OF TWO PARCELS OF THE
LOIS S. DUFFEY LANDS
3RD DISTRICT, QUEEN ANNES Co., MD.
Scale 1"=100' Aug. 1985.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

for Reed Shoemaker

LOIS S. DUFFEY
(formerly Emory)

35' Right-of-Way,
Sherman to Duffey
CWC 19/386

15' Right-of-Way to
Sherman lands

S89°39'E- 50.00'

411.00'

50' RIGHT-OF-WAY

412.09'

N0°21'E

N08°38'E

51.77'

479.29'

30' RIGHT-OF-WAY

542°57'W

56.28'

N74°22'W

CENTREVILLE

MD. RTE. 304

321.38

I.P.

C.M.

363.16'

50°21'W

2.53

76.83'

508°38'N

51.77'

479.29'

30' RIGHT-OF-WAY

542°57'W

56.28'

N74°22'W

CENTREVILLE

MD. RTE. 304

OTHER LANDS OF DUFFEY

06°17'40"
96°17'40"

MERRIMAR CORP.

504.25'

N82°58'E

C.M.

238.01'

N0°44'20"W

209.01'

N41°48'40"E

203.36'

S81°11'50"E

203.36'

N01°21'E- 51.46'

N75°57'W

314.79'

330.23'

S42°57'W

363.16'

50°21'W

2.53

76.83'

508°38'N

51.77'

479.29'

3.515 ACRES±

CLARK O. NICHOLSON

M. H. MOORE

E. M. DAY

MARGARET H. MOORE

Note: Bearings & distances are based upon an
unrecorded plat of "Cheezam's Hollow", by Shew &
Bartlett, 1965. Lines marked with asterisks were
surveyed in the field from monuments found.

PLAT OF PART OF THE
LOIS S. DUFFEY LANDS

3RD DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=100'

Dec. 1972.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

for Carleton Coulter, III

I.P. = iron pipe
C.M. = concrete monument

Reed Shoemaker
758-1364
Box 305
Centerville

